Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	51A Estelle Street, Bulleen Vic 3105

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $797,000

Median sale price

Median price $1,160,000 Property Type Townhouse Suburb Bulleen

Period - From 19/09/2025 to 18/09/2026 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1/3 Rae St TEMPLESTOWE LOWER 3107	$799,000	24/05/2026
2	2/32 Marjorie Cl BULLEEN 3105	$780,000	22/05/2026
3	2 Prospect Rd BULLEEN 3105	$885,000	28/03/2026

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 19/09/2026 16:45

51A Estelle Street, Bulleen Vic 3105

Mark Di Giulio
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3 1 1

Property Type: Townhouse
Land Size: 374 sqm approx

Agent Comments

Indicative Selling Price
$797,000
Median Townhouse Price
19/09/2025 - 18/09/2026: $1,160,000

Comparable Properties



1/3 Rae St TEMPLESTOWE LOWER 3107 (REI)

3 1 1

Price: $799,000
Method: Private Sale
Date: 24/05/2026
Property Type: Unit
Land Size: 339 sqm approx

Agent Comments



2/32 Marjorie Cl BULLEEN 3105 (REI)

3 1 1

Price: $780,000
Method: Sold Before Auction
Date: 22/05/2026
Property Type: Unit
Land Size: 223 sqm approx

Agent Comments



2 Prospect Rd BULLEEN 3105 (REI)

3 1 1

Price: $885,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 446 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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